

# FARMINGTON CITY PLANNING COMMISSION

Thursday, July 26, 2007

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## PLANNING COMMISSION STUDY SESSION

**Present:** Chairman Jim Talbot, Commission Members Andrew Hiller, Kevin Poff, Cory Ritz, Paul Barker, City Planner David Petersen, Recording Secretary Jill Hedberg and Alternate Planning Commission Member Randy Hillier. John Bilton, Rick Wyss, and Alternate Planning Commission Member David Safeer were excused.

**Chairman Talbot** called the meeting to order at 6:15 P.M. The following items were reviewed:

### Agenda Item #1: Minutes

The Planning Commission reviewed the minutes from the July 12, 2007, meeting.

**Agenda Item #3: Woodside Homes - Applicant is requesting a recommendation for Final (PUD) Master Plan approval for a development known as the Cottages at Station Park located west of I-15 and 1525 West Street, south of Shepard Lane, east of the UTA railroad tracks, and north of Burke Lane, and a recommendation for final plat approval for the first phase thereof consisting of 53 lots on 21.21 acres and located at the northwest corner of Burke Lane and 1525 West in the LR zone (S-7-06 and S-20-07)**

**David Petersen** displayed a vicinity map and pointed out where the property is located. At the request of the City, the developer divided the project into eight phases. During the preliminary plat approval phase, the Planning Commission required the developer to directly connect the road into Burke Lane. After receiving input from City staff, the Master Plan was adjusted so there is less remnant property. The City's traffic engineer and Bingham Engineering and worked together to find the most appropriate alignment for the area.

In response to a question from **Kevin Poff**, **David Petersen** passed out an aerial photo of the area. He explained there are two different ways that the road can be aligned. One of the alignments would allow the developer to create open space and dedicate it to the City. He pointed out where the road will end and where the temporary road will be located. The road will be finished when the other properties in the area are developed.

In response to a question from **Paul Barker**, **David Petersen** explained that one portion of Burke Lane will be eliminated in the future. The other portion will remain in tact and will be widened to be used as an 80' collector. He said the amendments to the new Master Plan are minimal so it is not necessary for the Planning Commission to hold a new public hearing.

In response to a question from **Randy Hillier**, a representative from Woodside Homes, **Cory Davis**, stated that the project will include the same number of homes as the previous plan.

[Cory Ritz arrived at 6:33 p.m.]

**David Petersen** reviewed the “Suggested Possible Alternative Motions” that were included in the Planning Commission packet.

**Chairman Talbot** reiterated **Mr. Petersen’s** comments by stating that the only amendment to the plan was the 150 foot road realignment. The Planning Commission felt the amendment met the spirit of the plan which is why it was not necessary to hold a new public hearing.

A representative for Woodside Homes informed the Planning Commission that they had previously received approval from the Army Corp of Engineers but that approval has since expired. Woodside Homes is comfortable that they will receive approval for this application. He said there was a discrepancy as to the size of the property but that is an issue that will be resolved in the near future.

**David Petersen** said the wetlands issue is a condition of approval. It needs to be determined whether the Army Corp approval included the embankment since the City plans to widen the collector. The Fire Chief required the applicant to provide an additional three feet of pavement for the driveways leading to the compact housing in the R-4 area which will make landscaped areas between the driveways and the homes less than 1.5 feet in width.

**Thane Smith** referred to the “Suggested Motion” and clarified that the HOA will maintain the private road but they will not be responsible to maintain the exterior of the homes. They are willing to add a provision to the CC&R’s which will govern how the exteriors are to be maintained by the property owners. He also pointed out that the HOA will be responsible for the snow removal in the “court yard” areas, not the applicant.

The Planning Commission reviewed the “Suggested Motion” and agreed to amend the conditions to include the language that was suggested by the applicant. They also agreed to eliminate one of the conditions since it no longer applies to this application.

**Thane Smith** referred to the provision that was recommended by the City whereby the applicant would recess the third car bay of the garage. He asked the Planning Commission how far the bay should be recessed.

After discussing the issue, the Planning Commission agreed that the garage bay should be recessed at least three feet.

The Planning Commission then considered the applicant’s request for final plat approval for Phase 1 of the Farmington Hollow PUD.

**David Petersen** pointed out that the City has to maintain the easements near Burke Lane because of the existing water and sewer lines. According to the County surveyor, three of the lots adjacent to the east boundary of the project are located in the 1525 West public right-of-way so the Master Plan needs to be adjusted accordingly.

**Thane Smith** said Woodside Homes has verified the location of the public right-of-way with the County Surveyor. They have also had an ALTA Survey conducted on the property. He offered to provide the information to the City.

**David Petersen** reviewed the “Suggested Motion” and said City staff recommends that the Planning Commission recommend that the City Council grant Final Master Plan approval and Final Plat approval for the first phase.

**Agenda Item #4: Rainey Homes - Applicant is requesting a recommendation for Final Plat Approval for Phase 4 of the Miller Meadows Subdivision located at 700 South 650 West in the AE zone (S-13-07)**

The Planning Commission reviewed the Final Plat. **David Petersen** pointed out where the access points and seven lots are located.

**Agenda Item #5: Miscellaneous**

- **David Petersen** informed the Planning Commission that an Employee/Volunteer Appreciation Dinner will be held on August 8<sup>th</sup> at 6:00 p.m.
- The Planning Commission agreed to hold their two training sessions during their study sessions.
- The Planning Commission agreed to hold a meeting on August 23<sup>rd</sup>. They will also hold a meeting prior to the public hearing on August 9<sup>th</sup>.

The meeting adjourned at 6:55 p.m.

**PLANNING COMMISSION REGULAR SESSION**

**Present:** Chairman Jim Talbot, Commission Members, Andrew Hiller, Kevin Poff, Cory Ritz, Paul Barker, Rick Wyss, Alternate Planning Commission Member Randy Hillier, City Planner David Petersen, Alternate Planning Commission Member Randy Hillier and Recording Secretary Jill Hedberg. John Bilton and Alternate Planning Commission Member David Safeer were excused.

**Chairman Talbot** called the meeting to order at 7:00 P.M. and offered the invocation.

**APPROVAL OF MINUTES**

**Kevin Poff** moved that the Planning Commission approve the minutes of the July 12, 2007, Planning Commission Meeting. **Randy Hillier** seconded the motion. The Commission voted unanimously in favor. Andrew Hiller abstained since he was not present at that meeting.

**CITY COUNCIL REPORT**

**David Petersen** reported the proceedings of the City Council meeting which was held on July 17, 2007. He covered the following items:

- The City Council recognized **Viola Kinney** for her service as the Leisure Services Director for the past 12 years. **Neil Miller** will now be the Leisure Services and Parks Director.
- The City Council agreed to locate the new Police Station on the City property that is located near Woodland Park.
- The City Council granted Final Plat Approval for the Residential Phase II, Final (PUD) Master Plan/Planned Center Approval for the Village at Old Farm. They also reviewed the Development Agreement for the second time. The rental restriction was eliminated from the Agreement because they said the project includes higher end units.
- At a previous meeting, the City Council created an architectural committee. After reviewing the Garbett Homes designs and color schemes, the two architects revised a few minor components but agreed that the overall designs were acceptable. The City Council agreed to retain the existing trail alignment until UDOT announces where the corridor will be located.

**WOODSIDE HOMES - APPLICANT IS REQUESTING A RECOMMENDATION FOR FINAL (PUD) MASTER PLAN APPROVAL FOR A DEVELOPMENT KNOWN AS THE COTTAGES AT STATION PARK LOCATED WEST OF I-15 AND 1525 WEST STREET, SOUTH OF SHEPARD LANE, EAST OF THE UTA RAILROAD TRACKS AND NORTH OF BURKE LANE, AND A RECOMMENDATION FOR FINAL PLAT APPROVAL FOR THE FIRST PHASE THEREOF CONSISTING OF 53 LOTS ON 21.21 ACRES AND LOCATED AT THE NORTHWEST CORNER OF BURKE LANE AND 1525 WEST IN THE LR ZONE (S-7-06 AND S-20-07) (Agenda Item #3)**

**Background Information**

Upon receiving a recommendation from the Planning Commission, the City Council approved the Preliminary (PUD) Master Plan for the above referenced development on February 6, 2007. The project received preliminary plat approval from the Planning Commission on June 28, 2007, subject to, among other things, that the applicant directly connect the 80' major

collector to Burke Lane. The applicant received further input from the Commission regarding this matter on July 12, 2007. In response to this, the applicant modified the southern area of his master plan.

Regarding wetlands within the project area, in May of 2006, the Commission required the developer to receive appropriate approvals and verification from the U.S. Army Corp of Engineers. The developer received a permit from the Army Corp for a south/central 35 acre portion of the property, which may have since expired, but he did not receive verification/approval for the embankment across Haight Creek to accommodate a minor collector.

The applicant met with the Fire Chief on July 23, 2007. The Chief is requesting an additional 3 feet of pavement for the driveways leading to compact housing in the R-4 area thereby increasing the over all width thereof from 22 feet to 25 feet. The Commission should consider whether this will leave enough room for landscaping between the homes and the driveways.

END OF PACKET MATERIAL.

**David Petersen** informed the members of the audience that the Planning Commission extensively reviewed this agenda item during their study session. He displayed the revised Master Plan on the overhead and pointed out where the new road and trail alignments will be located. Farmington City will own the draw fee-title with the option of conveying the land to Davis County for flood control purposes. The City will maintain the trail easement. The City hoped a second trail would be located behind the Flanders property that would eventually connect to the proposed park by Eagle Bay Elementary but due to the wetlands restrictions, it is not likely possible.

**Thane Smith** said the Army Corp of Engineers will allow a boardwalk.

**David Petersen** said the developer is willing to provide an easement through the wetlands meadow. The non-conventional trail runs the length of the property along the gas line but the City does not have the resources to maintain that trail.

**Thane Smith** said Woodside Homes will continue to work with the Trails Committee to find a solution.

**[Rick Wyss arrived at 7:20 p.m.]**

**David Petersen** updated **Commissioner Wyss** on the information that was provided during the Planning Commission study session.

**Thane Smith** (39 East Eagleridge Drive, NSL - Danville Land Investments) said Woodside Homes feels that the plan has been improved as a result of the requirements that were given by the City. They hope to begin construction in the Fall so they hope to appear before the City Council prior to August 7<sup>th</sup>.

**Rick Wyss** asked if the rental restriction will be included in the CC&R's.

**David Petersen** said the rental restriction is included in the Development Agreement.

**Thane Smith** said the text from the Development Agreement will be inserted into the CC&Rs. The text is similar to the restriction that was used by Garbett Homes. In response to a question from **Rick Wyss**, **Mr. Smith** said the homes will likely be priced in the high \$200,000 range.

### **Motion**

**Cory Ritz** moved that the Planning Commission recommend that the City Council grant Final (PUD) Master Plan approval and all attachments related thereto including but not limited to landscaping plans, grading and drainage plan, utility master plan, culinary water, street cross sections, street lighting plan, street sign plan, building elevations, and wetland permit and attachments from the U.S. Army Corp of Engineers (February 6, 2007), open space plan/open space table, trail plan, setback requirements, and erosion control and revegetation plans, subject to all applicable Farmington City development standards and ordinances and the following:

1. The applicant must comply with all conditions of preliminary (PUD) Master Plan approval and preliminary plat approval including but not limited to the following:
  - a. Provide written approval from U.S. Army Corp of Engineers regarding the proposed development and the wetland delineation in that portion of the project south of the proposed Legacy North alignment and written verification that the proposed fill embankment across Haight Creek is acceptable to the Corp.
  - b. The applicant must provide improvement drawings, including a grading and drainage plan and accompanying SWPP (and revegetation plan), and these plans must be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Planning Department, Central Davis Sewer District, and Benchland Water District.
  - c. The applicant shall provide storm water detention in a manner and location acceptable to the City Engineer. This may include an off-site location.
  - d. The property must be rezoned to accurately reflect the master plan.

- e. The applicant must enter into a road improvement agreement with the City that will provide, among other things, a traffic solution regarding the two unsafe railroad crossings near the project.
  - f. Pursuant to both a previous verbal commitment by the applicant, and a verbal commitment provided by the applicant at the Planning Commission meeting, the applicant shall extend, or post a bond acceptable to the City, for a paved street from Sharp Shooter Drive westerly within the 950 North alignment to the westerly corporate limit line of Farmington City. The road shall consist of two safe travel lanes, the dimensions of which must be determined by the applicant and the City.
  - g. The CC&R's must include language that will prohibit rentals into perpetuity. The language must be submitted to the Planning Commission for review and comment.
  - h. John Swain (or the City) must provide "review comments" regarding the landscape plan.
  - I. The CC&Rs must include a provision requiring the homeowners to maintain the exterior of the units. The HOA will maintain the private road.
  - j. The HOA must be responsible for the snow removal in the "Court yard" areas.
  - k. The applicant shall enter into a development agreement with the City related to the entire project.
2. The final master plan and all the attachments related thereto shall become an exhibit to the development agreement.
  3. The Master Plan must be amended to include the correct 1525 West right-of-way alignment located on the entire east boundary of the project.

**Randy Hillier** seconded the motion, which passed by unanimous vote.

### **Findings**

- This project is consistent with the City's Master Plan.
- The applicant has worked to meet the requirements given by the City
- The project is consistent with the City's Master Transportation Plan.
- The City acquired the swath of property adjacent to the project.

- According to City staff, the amendment to the Master Plan was discussed at the Preliminary (PUD) Master Plan hearing so an additional public hearing was not required.

### **Motion**

**Cory Ritz** moved that the Planning Commission recommend that the City Council approve the final plat for Phase 1 of the Farmington Hollow PUD subject to all applicable Farmington City ordinances and development standards and the following:

1. The final plat shall contain a list of setback, garage and building standards which constitute deviations from the standards of the underlying zone.
2. The applicant must comply with the Final (PUD) Master Plan and all conditions related thereto, including but not limited to a development agreement with the City.
3. All applicable reviewing agencies and City officials must approve the final plat and the development must complete any remaining unfinished items on the City's final plat checklist.
4. The set back for the third car garage bay shall be a minimum of three feet.

**Kevin Poff** seconded the motion, which passed by unanimous vote.

### **Findings**

- This project is consistent with the City's Master Plan.
- The applicant has worked to meet the requirements given by the City
- The project is consistent with the City's Master Transportation Plan.

### **RAINEY HOMES - APPLICANT IS REQUESTING A RECOMMENDATION FOR FINAL PLAT APPROVAL FOR PHASE 4 OF THE MILLER MEADOWS SUBDIVISION LOCATED AT 700 SOUTH 650 WEST IN THE AE ZONE (S-13-07) (Agenda Item #4)**

### **Background Information**

The Miller Meadows Subdivision Preliminary Plat approval given by the City some time ago has progressed in phases. This latest request for Final Plat approval encompasses essentially the cul-de-sac of Daniel Court (640 South) including seven lots. This phase does not include conservation parcels.



The various agencies that normally review these applications (CRS Engineers, CDSD, Benchland, Public Works, Fire Department and Storm Water official) have all seen and approved of the final plat and improvement drawings.

END OF PACKET MATERIAL.

**David Petersen** displayed an overhead of the Final Plat. This phase is consistent with the plan for the area. City staff recommends that the Planning Commission recommend approval to the City Council.

**Brock Johnston** (863 South St. Andrews Drive, Syracuse - Rainey Homes) said he is available to answer any questions the Planning Commission may have.

[**Rick Wyss** left the room.]

### **Motion**

**Paul Barker** moved that the Planning Commission recommend Final Plat approval to the City Council, subject to all applicable City codes and standards and including the following conditions:

1. The Developer must continue to work with staff to correct any deficiencies in the plat or related improvement drawings in preparation for recording;
2. Subject to any and all terms of the Development Agreement for the Miller Meadows Subdivision;
3. Prior to recording, the Developer shall prepare and submit a consistent street lighting plan for review and approval by the City;
4. The Developer must comply with all conditions of the Preliminary Plat and all previous approvals;
5. Prior to recording, the Developer shall submit a revised phasing plan for the Miller Meadows Subdivision for staff review and approval.

**Kevin Poff** seconded the motion, which passed by unanimous vote.

### **Findings**

- The subdivision is consistent with the Master Plan.
- The final plat was reviewed and approved by the City's reviewing agencies.

**MISCELLANEOUS, CORRESPONDENCE, ETC.**

**David Petersen** updated the Planning Commission on the progress that has taken place on the Brady Hall project, the America West Development project and the CenterCal project.

**Chairman Talbot** suggested that City staff meet with the key property owners that will be effected by the Brady Hall project prior to the public hearing so they are aware of what is taking place. He said it is his personal opinion that the City should determine how the CenterCal project will be developed prior to rezoning additional properties in that area.

**ADJOURNMENT**

**Paul Barker** moved that the Planning Commission adjourn at 7:53 p.m.

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*Jim Talbot, Chairman*  
*Farmington City Planning Commission*